



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Station Road

North Thoresby  
DN36 5QP

Offers in the Region Of  
£225,000

**NO FORWARD CHAIN - SOLAR PANELS - HEAT PUMP** - Crofts estate agents are delighted to offer for sale this spacious and versatile property which is located within a popular village location. Located with access off a shared driveway on Station Road, this secluded plot offers plenty of parking and private garden spaces. Requiring a scheme of modernisation, this property is expected to be popular and comes with viewing highly advised. The village boasts a variety of local amenities and internal viewing will reveal the spacious hallway, lounge, dining room, kitchen, three bedrooms and the bathroom. With a single garage, ample space for parking and gardens to all sides. The property also benefits from uPVC double glazing, solar panels and a heat pump.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Entrance Hall

Entering the property reveals access to the loft, coving to the ceiling, a radiator and a carpeted floor.

### Kitchen

13' 3" x 13' 5" (4.04m x 4.09m)

The kitchen has a window to the front elevation, a door to the side, a radiator and a fitted kitchen.

### Lounge

13' 5" x 17' 10" (4.08m x 5.43m)

The lounge has a window to the side elevation, sliding patio doors to the rear, coving to the ceiling, a radiator and a carpeted floor.

### Dining Room

13' 5" x 9' 8" (4.08m x 2.94m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom One

13' 0" x 13' 5" (3.95m x 4.09m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Two

9' 11" x 12' 11" (3.01m x 3.93m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Three

7' 5" x 10' 1" (2.26m x 3.07m)

Bedroom three has a window to side elevation, a radiator and a carpeted floor.

### Bathroom

7' 9" x 8' 6" (2.36m x 2.58m)

The bathroom has an opaque window to the front elevation, a heated towel rail, a WC, basin and a bath.

### Garage

With an up and over door, window and door to the side elevation and electrics.

### Outside

Accessed off a shared access road leading to a private drive, the property is found through secure gates and reveals gardens to all sides with an abundance of off road parking and access to the garage.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

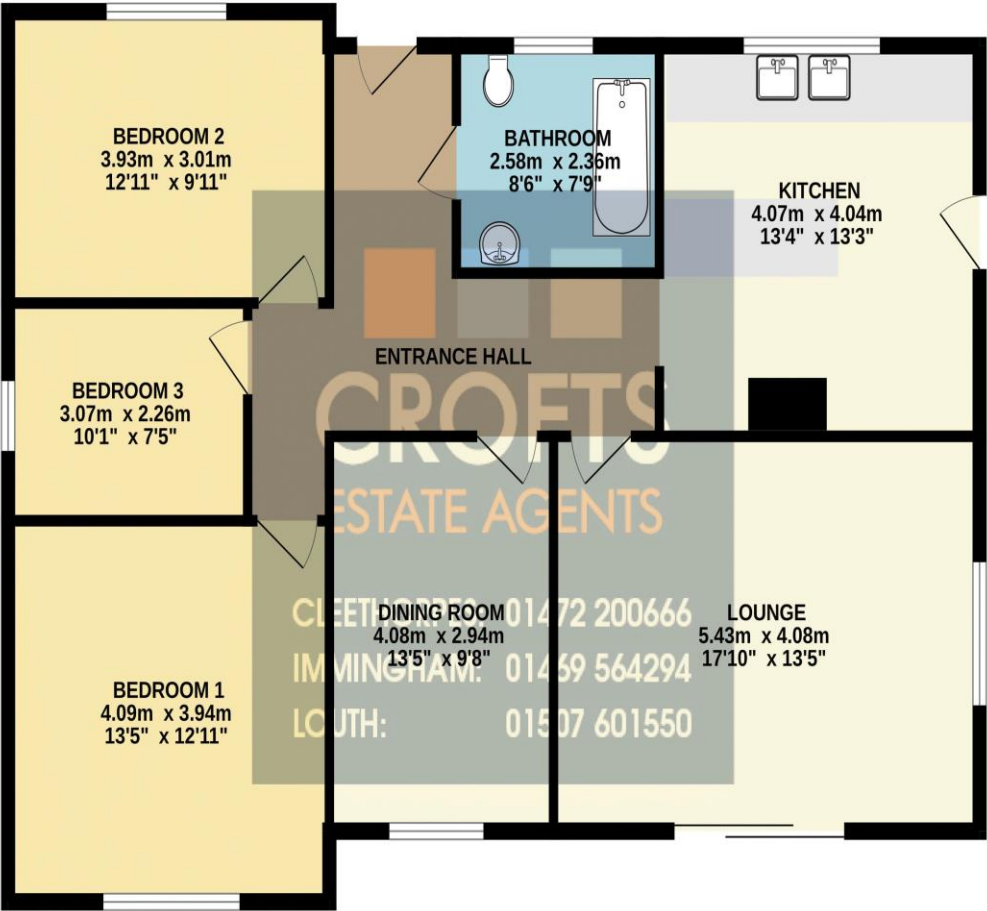
**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT  
KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN  
SECURED ON IT.*



GROUND FLOOR  
104.3 sq.m. (1123 sq.ft.) approx.



TOTAL FLOOR AREA: 104.3 sq.m. (1123 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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